

**TALBOT COUNTY HISTORIC PRESERVATION COMMISSION MONTHLY  
MEETING**

**September 14, 2015**

**I. ROLL CALL**

The regular monthly meeting of the Talbot County Historic Preservation Commission was called to order at 2:05 PM on Monday, September 14th, 2015. Those members in attendance were Mr. Ward Bucher, Chair; Mrs. Marsha Kacher, Ms. Cynthia Schmidt, Mr. Robert Amdur, Mr. Ronald Mitchell, and Mr. Robert Mueller. Representing the County was Mr. Jeremy Rothwell. Also present was Mr. Phillip Logan, Mr. Bury Parker, Mr. Richard Tilghman, Ms. Beverley Tilghman, Ms. Lee Gordon and Mr. Bill Gordon.

**II. CURRENT BUSINESS**

- A. REVIEW MINUTES OF THE August 3rd, 2015 MEETING - The minutes of the meeting on July 6th were reviewed. Mr. Ronald Mitchell moved to approve the minutes as presented. The motion was seconded by Ms. Marsha Kacher and unanimously carried.
- B. UPDATE ON THE SURVEY OF EASTERN VILLAGES – Mr. Jeremy Rothwell noted that he was unable to get in touch with Ms. Elizabeth Beckley regarding her making a formal update and presentation on the survey of eastern villages despite a couple of emails and phone calls.
- C. UPDATE ON THE MILLER'S HOUSE HISTORIC OVERLAY DISTRICT – Mr. Jeremy Rothwell explained that the Planning Commission on August 5<sup>th</sup> gave a positive recommendation to the County Council to designate the Miller's House a Historic Overlay District. In addition, both Mr. Jeremy Rothwell and Mr. Ward Bucher gave a presentation to the County Council on Tuesday, September 8<sup>th</sup> at their introduction of Bill No. 1320. The actual public hearing will take place on Tuesday, October 13<sup>th</sup> in the Bradley Meeting Room. Mr. Jeremy Rothwell will send out a reminder to the HPC members the week prior to the hearing.
- D. MHT CULTURAL RESOURCES HAZARD MITIGATION GRANT – Mr. Jeremy Rothwell gave a brief update on the grant application, noting that he has begun the formal application process to document the historic structures in Tilghman, Neavitt and Newcomb within the 500-year floodplain. He also explained that he would be going the County Council in the next couple of weeks to obtain an administrative resolution and letter of support for the grant application.
- E. BILL 1305 PRD LEGISLATION UPDATE - Mr. Jeremy Rothwell gave a brief update on the legislation, explaining that the bill died for lack of a sponsor. The Office of Law and the staff from Department of Planning and Zoning has been instructed to redraft the legislation, which will be unveiled at a County Council work session on Tuesday, September 22<sup>nd</sup>.

- F. CLAY'S HOPE SIX-TO-FIX GRANT APPLICATION – Mr. Jeremy Rothwell explained that he spoke with Margaret DeArcangelis from Preservation Maryland, while the selected grantees will not be formally announced until October 9<sup>th</sup>, that the Clay's Hope Tobacco Barn was not selected this year. A formal rejection letter will be sent out within the next week. Mr. Rothwell noted that Preservation Maryland wanted to concentrate funding projects that offered more public access, but relayed that Preservation Maryland requested that the Historic Preservation Commission submit another application next year.
- G. WYE HOUSE FARM (T-54) TENANT HOUSE ADDITION – Mr. Bury Parker passed out copies of the National Register Landmark District nomination to the HPC members. The owner of the property, Mr. Richard Tilghman, recounted that in the 1930's, his great aunt, Ms. Schelyer had hired Mr. Blessing, who was the shepherd manager of the "Home Farm" during the 1930's. According to his granddaughter, Mr. Blessing constructed the subject tenant house sometime around 1945, and remembered growing up in the house. The granddaughter gave Mr. Tilghman a series of photographs from the 1940's showing a partial one-story covered porch on the south face of the dwelling. Mr. Tilghman passed out copies of these photographs, in addition to an aerial photograph of the farm, taken sometime in the late 1920's, which shows that the dwelling had not yet been constructed. Mr. Jeremy Rothwell concurred with Mr. Tilghman's assessment, explaining that he found two photographs from the late 1980's (when the historic overlay district was created for the property), which shows the presence of a partial covered porch on the south face of the dwelling. In addition, Mr. Rothwell noted that the configuration and location of windows and doors has been almost completely altered since the date of these two photographs in the late 1980's. Mr. Tilghman explained that his mother, upon taking ownership of the property in 1994, completely renovated the subject dwelling to its present configuration.

Mr. Phillip Logan explained that, responding to concerns voiced at the August HPC Meeting, he replaced the proposed full covered porch on the south face of the dwelling with an open full-length deck. In addition, he also noted that he reverted to twin second-story windows on the south face to replicate what was there originally. Mr. Logan went on to say that hardy board and the same yellow color will be used to match the other accessory structures on the farm.

Ms. Cynthia Schmidt apologized for recommending that the south facing covered porch be taken out of the design. Mr. Jeremy Rothwell explained that a site visit was conducted on August 17<sup>th</sup> at the Wye House Farm, that was also attended by Ms. Marsha Kacher and Ms. Cynthia Schmidt. Mr. Rothwell stated careful inspection revealed that all of the windows in the dwelling are vinyl, while the two exterior doors are metal. Ms. Kacher and Ms. Schmidt concurred with this. After more discussion, Mr. Ward Bucher, Ms. Cynthia Schmidt, and Mr. Ronald Mitchell agreed that a partial covered single story porch would be appropriate on the south face of the dwelling. Mr. Ward Bucher recommended that the proposed double French doors on the south face of the dwelling be replaced by a single door with sidelights to stay in character with the dwelling. In addition, Mr. Bucher recommended that mullions be added to the second story twin windows, which was what appeared to be present on the original dwelling. Ms. Marsha Kacher recommended that real wood be used on the new railings, which was agreed to by the applicants. Mr. Phillip Logan reiterated that all porch will be constructed with standing seam metal roofs, while the dwelling itself will have an asphalt roof.

Mr. Jeremy Rothwell stated that there appears to be a miscalculation in the existing and proposed gross floor area (GFA) numbers as the numbers do not add up. He explained that he will contact Mr. Logan or Mr. Parker in the next week or so go over the numbers to ensure that the 20% threshold dictated in the terms of the MET conservation easement is not exceeded.

Mr. Ronald Mitchell questioned whether there are any telephone poles going to the subject dwelling. Mr. Tilghman responded that there are no telephone poles on the Home Farm. Mr. Logan explained that he will incorporate the recommendations and comments given by the HPC, and come back at the October meeting with hopefully a final configuration and design.

### **III. NEW BUSINESS**

- A. UPCOMING SITE VISIT TO WEBLEY (T-214) – Mr. Robert Amdur stated that the next regularly scheduled site visit will take place on Tuesday, September 22<sup>nd</sup> at 3:00 pm to Webley. Mr. Jeremy Rothwell stated that he would send out the previous site inspection report a few days prior to the Tuesday site visit.
- B. HPC MEETING DATE DISCUSSION – Mr. Ward Bucher requested that the TCHPC consider changing the meeting time and date from the first Monday afternoon of the month given that it often conflicts with Historic Easton, Inc meetings and lately by County Council work sessions. Mr. Jeremy Rothwell explained that he spoke with the Assistant County Attorney, and confirmed that if the meeting time or date were changed that the TCHPC would be required to formally re-advertise in the newspaper the new schedule. A discussion ensued as to the feasibility of changing the meeting date to the first Tuesday of the month at 3 pm. Mr. Jeremy Rothwell explained that the County Council has biweekly meetings on Tuesdays, once at 1:30 pm and the other at 6:00 pm. Mr. Ronald Mitchell explained that Monday is the only day of the week he has available with his work schedule. Ms. Marsha Kacher made a motion that the TCHPC change their date and time of monthly meetings to the first Tuesday at 3:00 pm in Conference Room #1. The motion was seconded by Mr. Ward Bucher and passed on a vote of 4-1 (Ms. Cynthia Schmidt having previously left early from the meeting). Mr. Ronald Mitchell stated that since he would be unable to make the new meeting time and date that he would submit his formal letter of resignation, and left the meeting.
- C. SELECTION OF VICE CHAIR – Mr. Ward Bucher recommended that the TCHPC select a vice-chair who would be able to run the monthly meeting in the event that the chair is either late or unable to make a monthly meeting. Mr. Robert Amdur, in a formal motion, nominated Ms. Marsha Kacher to be the Vice Chair of the TCHPC. The nomination was seconded by Mr. Robert Mueller, and was carried unanimously by a vote of 4-0.
- D. MONTHLY SITE VISIT BY TCHPC – As requested by Ms. Dorothy Fenwick, staff since the September HPC meeting explored whether a full quorum of the TCHPC can legally conduct a site visit as a full group. Mr. Jeremy Rothwell explained that he spoke with the Assistant County Attorney, who told him that as a quasi-judicial decision-making body, the TCHPC would not be permitted to conduct site visits as a full group unless the TCHPC were to formally advertise for every site visit. Mr. Ward Bucher states that this is unfortunate given that doing the site visits as a group allows new member especially to be able to understand the process of formally inspecting a property.
- E. GANNON/ EWING FARMHOUSE DEMOLITION – Mr. Jeremy Rothwell explained that less than a week ago, he found out through the grapevine that Mr. Gary

Gannon applied and received a demolition permit to burn an existing farmhouse at 9479 Chapel Road just outside of Easton. Mr. Rothwell explained that he first conducted an informal site visit, and spoke with Mr. Gary Gannon asking that he consider either renovating the structure or arranging to have the dwelling moved to another location, but that he had his mind set on demolition. Mr. Rothwell stated that he returned to the site last Thursday with Ms. Elisa DeFlaux, and took measured drawings of the floor plan, and took a series of photographs of both the interior and exterior. Mr. Rothwell passed a rough draft of the first floor plan that he drew up, and stated that he hoped to have the documentation complete and written up in the next month or two.

- F. OPEN FLOOR – Ms. Marsha Kacher and Mr. Robert Mueller stated that they were taken aback by Mr. Ronald Mitchell's decision to abruptly resign from the TCHPC, and recommended that the TCHPC reconsider its decision to change the meeting date and time. Ms. Marsha Kacher makes a motion to table the previously taken vote to change the meeting date and time of the TCHPC to the first Tuesday of the month until the October meeting. Mr. Robert Mueller stated that in the meantime, he would speak directly with Mr. Ronald Mitchell and ask that he reconsider his decision to resign, until at least when the subject is discussed again at the October meeting.

NEXT MEETING: The next meeting will tentatively will held on Monday, October 5<sup>th</sup> at 3:25 pm in Conference Room #1.

THERE BEING NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 4:20 pm.